

# Agenda

# City of Loma Linda

*From the Department of Community Development*

## PLANNING COMMISSION

### REGULAR MEETING OF

DECEMBER 1, 2004

7:00 p.m.

### CITY COUNCIL CHAMBERS

**A. CALL TO ORDER** - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.

**B. ROLL CALL**

**C. ITEMS TO BE DELETED OR ADDED**

**D. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER)** - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.

**E. AGENDA**

**CONTINUED ITEM**

1. **GENERAL PLAN AMENDMENT (GPA) NOS. 02-02 AND 02-05, ZONE CHANGE (ZC) NOS. 02-02 AND 02 05, SPECIFIC PLAN (SP) NOS. 02-08 AND 02-13 (UNIVERSITY VILLAGE AND ORCHARD PARK) (PUBLIC HEARING ITEM – LIMITED TO 1.5 HOURS)** - Draft Specific Plans have been prepared for the University Village and Orchard Park project sites, which are generally located between Redlands Boulevard, Mission Road, California Street, and the Edison Easement. Approximately 1,769 housing units and approximately 172,000 square feet of commercial and mixed uses are proposed for the University Village project, and approximately 1,259 housing units and 962,676 square feet of commercial and mixed uses are proposed for the Orchard Park project. Both communities would incorporate a variety of land uses and residential types. A joint program Environmental Impact Report (EIR) has been prepared for both projects.

- **DISCUSSION OF LAND USE SECTIONS IN THE UNIVERSITY VILLAGE AND ORCHARD PARK SPECIFIC PLANS.**

**STAFF RECOMMENDATIONS**

- a. Review and discuss the Land Use portions of both Specific Plans; and,
- b. Continue to a Special Meeting on December 15, 2004 for Historic Preservation and Circulation.

## **NEW ITEMS**

2. **PRECISE PLAN OF DESIGN (PPD) NO. 04-13 (CALIFORNIA HEART & SURGICAL HOSPITAL) (PUBLIC HEARING ITEM – LIMITED TO 1.5 HOURS)** A request to construct a 70,000 square-foot surgical hospital and 25,000 square-foot medical building with the associated amenities including the Zanja Trail, landscaping, and site design. The site is located at the northeast corner of Barton Road and New Jersey Street in the Professional Office General Plan land use designation and the Administrative Professional Office (AP) zone.

## **STAFF RECOMMENDATIONS**

- a. **Adopt the Mitigated Negative Declaration;**
  - b. **Approve PPD No. 04-13 based on the Findings, and subject to the Conditions Of Approval; and,**
  - c. **Forward to the City Council with a Recommendation for Approval**
3. **DEVELOPMENT CODE AMENDMENT (DCA) NO. 04-01 (PUBLIC HEARING ITEMS – LIMITED TO 0.5 HOURS)** – A request to amend the East Valley Corridor Specific Plan to permit used auto sales as stand alone dealerships within the Loma Linda Auto Center located on the north side of Redlands Boulevard, south of the I-10 Freeway, about 600 feet west of Richardson Street, and 800 feet east of Anderson Street.

## **STAFF RECOMMENDATION**

- a. **Approve DCA No. 04-01 based on the Findings; and,**
- b. **Forward to the City Council with a Recommendation for Approval.**

**F. APPROVAL OF MINUTES (LIMITED TO 15 MINUTES)** – No minutes are included.

**G. REPORTS BY THE PLANNING COMMISSIONERS**

**H. COMMUNITY DEVELOPMENT DIRECTOR REPORT**

- I. **ADJOURNMENT** - Reports and documents relating to each agenda item are on file in the Department of Community development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.